

**COUNCIL OF UNIT OWNERS
Rock Creek Gardens Condominium
Silver Spring, Maryland
COMMUNITY RULES AND REGULATIONS**

<i>Rule No.</i>	<i>Title</i>	<i>Effective Date:</i>	<i>Page</i>	<i>No of pages</i>
11	Move-ins and Move-outs	05/09/2025	1	1
<i>Bylaw Reference(s)</i>		<i>Maryland Condominium Act Reference(s)</i>		
Article VI Sections 3(a)&(d) and Article X Section 2(f)		Section 11-109(d)(15), 11-111(d)		

11-1. PURPOSE

This rule provides policies and procedures for recovering the cost of damages done to any part of the general common elements during the delivery of furniture, appliances, or household goods into and out of owned or leased [units](#).

11-2. POLICY

- a. [The Council of Unit Owners](#), through the [management agent](#), has a duty under the [Bylaws](#) and state law to preserve and protect the [general common elements](#) against damages resulting from a move. General common elements vulnerable to damages during moves include entryways, stairwells, landings, and hallways, to include windows and light fixtures located in those areas, doors and doorways, and exterior landscaping.
- b. A one-time move-in/move-out fee of \$350 for moves conducted on a weekday, or \$400 for moves conducted on a Saturday, is payable in advance by the unit owner or tenant prior to move-in.
- c. Moves may not begin before 9 a.m. or continue beyond 6 p.m. on weekdays. Moves conducted on a Saturday may not begin before 10 a.m. or continue beyond 3 p.m. Moves may not be conducted on Sundays or holidays.
- d. Moves must be scheduled in advance with the on-site office manager. A check in the appropriate amount, payable to "Rock Creek Gardens" must be delivered at the time the move is scheduled. If a move is conducted without the required advance coordination, the amount of the move-in fee will be charged to the unit owner's account.
- e. To facilitate parking of moving vans or other commercial vehicles, the on-site office will use its best efforts to inform building residents of a scheduled move and request that personal vehicles be moved away from the immediate area of the building entryway.
- f. A member of the on-site management staff will inspect stairwells, hallways, and other relevant common areas during or following a move. If necessary, the unit owner's account will be billed for the actual cost of any damages exceeding the amount of the move-in fee received. Unit owners or tenants may, at their option, inspect these areas prior to the move date by contacting the on-site office.
- g. Unit owners, through the leasing documents, may require a tenant pay the required move-in fee and be liable for damages incident to a move. However, unit owners remain ultimately liable for the cost of repairs if a tenant does not pay the required deposit or any additional charges for damages to the general common elements caused by a move.
- h. Moving vans and other commercial vehicles used in conjunction with a move may park in marked spaces for the purpose of conducting a move. Such vehicles may park without permit or limitation only while the move is being performed, and may not be left overnight.
- i. The placing of any temporary storage container within any marked parking space or spaces, or anywhere else on the common element in connection with a move, is prohibited without prior approval of the [Board of Directors](#). See [Rule 6](#).